

Bagdad Architectural Advisory Committee
Minutes of the May 25, 2005 Meeting

The meeting was called to order at 8:30a.m.with the following members and staff present: Dr. Charles D'Asaro, Chairman; Mrs. Jan Davis, Committee Member; Mr. Michael Johnson, Committee Member; Mr. David Bailly, Committee Member; Mr. Joshua Wilks, Committee Member; LaVerne Frye, Office Assistant and Beckie Faulkenberry, Planning Director.

The minutes of the April 27, 2005 meeting were approved with revisions indicating each applicant's response to the Board's decisions.

The first item on the agenda was case 2005-BHAAB-008, a request by Mr. Charles Cook to remove two live oaks and one hickory. Ms. Faulkenberry gave a brief introduction. Mr. Cook indicated that the trees were severely damaged. Mr. Johnson noted that removal of the damaged trees may help the healthy trees to continue growing. Mr. Wilks moved to permit the tree removal with the condition that three Sand Live Oaks be replanted. Mr. Johnson seconded and the motion passed unanimously. Mr. Cook accepted the Board's decision.

The second item on the agenda was case 2005-BHAAB-009, a request by Mr. David Bailly to install a wrought iron fence along the front perimeter of his property. Mr. Bailly gave brief introduction of his request.Mr. Bailly also indicated that he would place a wood picket fence along the east perimeter of the property bordering Henderson St. Mr. Wilks moved to permit both the wrought iron fence to the front and the wood fence to the east. Mr. Johnson seconded. Mr. Bailly abstained from the vote and all others voted in favor. Mr. Bailly accepted the Board's decision.

The third item on the agenda was case 2005-BHAAB-010, a request by Edwin Bailly for the addition of a picket fence and replacement of an accessory building, represented by Mr. David Bailly. Mr. Bailly gave a brief introduction. Mr. Johnson moved to permit the addition of picket fence and the replacement of the accessory building. Mrs. Davis seconded. Mr. Bailly abstained from the vote and all others voted in favor. Mr. Bailly accepted the Board's decision.

The Board discussed the appointment of a tree expert to assist the board in decisions related to requests for tree removal. Mr. Wilks reported that Mr. Thetford has offered to assist the Board with tree identification and developing information for use by Board Members and Staff. The Board requested that applicants be asked to submit pictures of trees and leaves for submission to Mr. Thetford. Mr. Wilks moved to approve appointment of Mack Thetford as the Board's tree expert. Mr. Bailly seconded and the motion passed unanimously.

The Board discussed use of "The Secretary of the Interiors Standards of Rehabilitation" as guidelines for review. Ms. Faulkenberry advised the Board that the Land Development Code already authorizes them to use those standards as review guidelines. Copies of the Standards were provided to the Board with their agenda packets; staff agreed to provide copies to future applicants. There was some discussion regarding the Board's authority to approve paint colors. Ms. Faulkenberry indicated that the Board does have the authority to approve paint colors for new development and agreed to research the Board's authority with regard to repainting existing buildings.

Ms. Faulkenberry reported to the Board that the applicant for Case number 2005-BHAAB-007 has appealed the Board's decisions to the Board of County Commissioners. The board and staff discussed the difficulties with implementation of the code as presently written, particularly with regard to permitted materials.

The Board discussed asking the Board of County Commissioners for authorization to advertise a Request for Proposals to hire a consultant to prepared a development strategy and update the Land Development Code for the Bagdad Historic District. Ms. Faulkenberry reported that there is a small amount of money in the Planning and Zoning budget that she would like to put toward that project. The Board concurred with the plan to advertise an RFP.

Members reported to staff two sites within the district that appeared to have development activity not approved by the Board. One site located at Limit and Overman was reported to have been cleared with a red clay pad. The other site is across from Shell Landing where demolition appears to have occurred. Dr. D'Asaro asked that staff determine if the demolition was approved by the County and if the site demolished was a contributing structure. Staff agreed to follow upon on the activities at both sites.

The next regular meeting of the BHAAB will be at 8:30 a.m.on Wednesday June 22, 2005.

The meeting was adjourned at approximately 9:30a.m.